



AGENDA

Meeting Location:

Sloat Room—Atrium Building
99 W. 10th Avenue
Eugene, OR 97401

Phone: 541-682-5481
www.eugene-or.gov/pc

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hour notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hour notice. To arrange for these services, contact the Planning Division at 541-682-5675.

MONDAY, JUNE 2, 2014 – REGULAR MEETING (11:30 a.m. to 1:30 p.m.)

11:30 a.m. I. PUBLIC COMMENT

The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.

11:40 a.m. II. SOUTH WILLAMETTE DESIGN CODE

Staff: Robin Hostick, 541-682-5507

1:15 p.m. III. ITEMS FROM COMMISSION AND STAFF

- A. Other Items from Staff
- B. Other Items from Commission
- C. Learning: How are we doing?

Commissioners: Steven Baker; John Barofsky; Jonathan Belcher; Rick Duncan; John Jaworski (Vice-Chair); Jeffery Mills; William Randall (Chair)

AGENDA ITEM SUMMARY
June 2, 2014

To: Eugene Planning Commission

From: City of Eugene Planning Division

Subject: South Willamette Concept Plan Implementation: Draft Design Code

ISSUE STATEMENT

This work session is an opportunity to share information with the Planning Commission on progress toward implementing the South Willamette Concept Plan as a component of Envision Eugene. Specifically, staff will present more detailed information on several key concepts of the proposed South Willamette Special Area Zone currently under development.

BACKGROUND

This work session will continue the conversation initiated on May 5th and carried forward through the May 19th work session; for additional background, please see the AIS materials for these dates.

At the May 5, 2014 work session, Commissioners reviewed code concepts at a high level and began a more detailed discussion of proposed transition standards. During the following week, Commissioners provided input to prioritize more detailed review of the following concepts:

- Transition standards (continuation of previous discussion)
- Design review
- Limited, built-in flexibility and incentives for open space, parking and building height
- Design standards

Although design review was rated as the second-highest priority behind transition standards, additional work is needed to develop realistic alternatives and support a productive discussion.

The May 19th work session continued with a discussion of code concepts for transitions. See Attachment A for a list of suggestions and considerations offered so far. In addition, Commissioners initiated a discussion of proposed changes in development type in use proposed in the South Willamette Concept Plan. These comments are also reflected in the list. Additional information is provided in Attachments B through D per request. This work session will focus on reaching resolution on items listed in Attachment A and concluding the discussion of conceptual transition standards.

As we continue the review process, specific, actionable suggestions will be most useful for staff in crafting a code that meets the Planning Commission's expectations. Where changes to proposed concepts are suggested, a clear sense of whether the suggestion is generally supported by the Commission will be needed.

NEXT STEPS

Staff and preliminary legal review of a rough draft South Willamette Design Code are underway. Following revisions based on this input and comments from the Planning Commission, a draft code will be introduced for public discussion later this spring. In addition, staff will be working with community partners at the American Institute of Architects to test drive the draft code and provide practical feedback. This information, in addition to the complete code, will be discussed by the Planning Commission later this summer. This work will continue to be coordinated with the South Willamette Street Improvement Project and other ongoing implementation work such as MUPTE and Opportunity Siting.

ATTACHMENTS

- A. Planning Commission Review – Working Summary (as of 5.19.14)
- B. Existing Zoning (from South Willamette Concept Plan)
- C. Existing Land Use Plan Designation (from South Willamette Concept Plan)
- D. Highlighted Zone Changes (overlay on South Willamette Concept Plan zoning map)

FOR MORE INFORMATION

Robin Hostick at 541-682-5507 or robin.a.hostick@ci.eugene.or.us

South Willamette Special Area Zone

Planning Commission Review – Working Summary

June 2, 2014

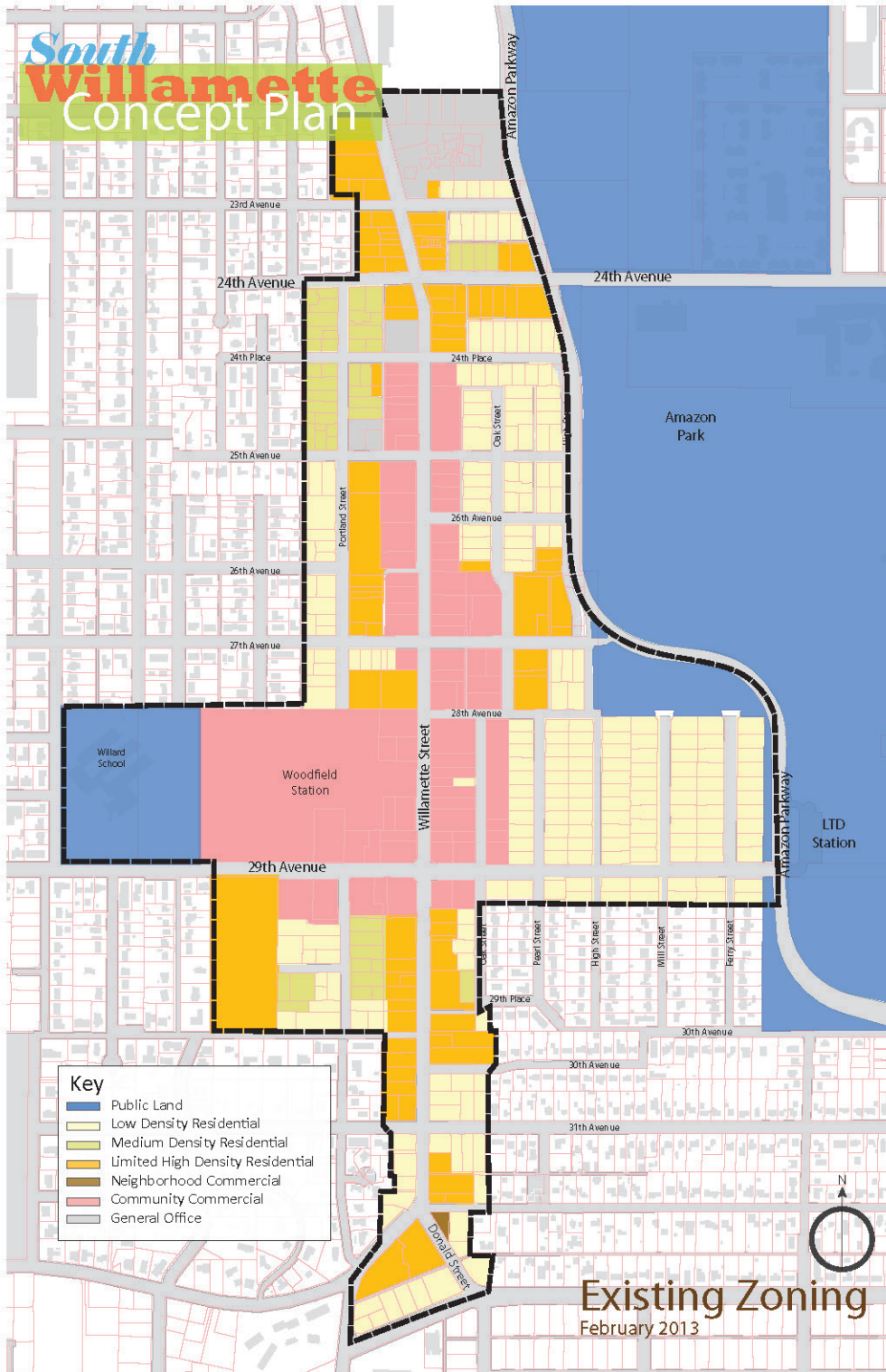
Topic		Suggestion	Considerations	Resolution
Development Type*	1	Only transition different uses across streets	<ul style="list-style-type: none"> Reduces adjacency issues between differing uses along property boundaries Increases up-zoning of residential or eliminates significant amounts of commercial/mixed use (e.g. along Willamette) Adjacency concerns are addressed through transition requirements 	TBD
Development Type*	2	Do not upzone single family properties; remove MF along 29 th Ave. and remove row houses along Portland Street and High Street as use transitions	<ul style="list-style-type: none"> Reduces change to existing properties Retains existing adjacency concerns between high-intensity mixed use and single family residential Eliminates use transitions Reduces housing type options 	TBD
Development Type*	3	Alternative to #2: Rezone larger blocks of existing single family to multifamily where changes are already proposed	<ul style="list-style-type: none"> Promotes consistency across blocks within district Increases change to existing properties Suggestion needs refinement to specific areas 	TBD
Development Type	4	Require a PUD for row houses	<ul style="list-style-type: none"> Intent of code is to address design issues specific to each development type through clear/objective standards that also reduce process/increase predictability PUD standards are oriented towards larger developments and do not address design issues specific to row houses 	TBD
Transitions	5	Limit the extent of the sloped setback	<ul style="list-style-type: none"> Suggestion needs refinement 	TBD
Transitions	6	Use the City of Portland variable setback standard based on wall area	<ul style="list-style-type: none"> Provides additional flexibility for development Increases complexity for design and plan review 	TBD
Transitions	7	Require parking as transition from MF or MU to SF	<ul style="list-style-type: none"> Increases buffer to adjacent low-density residential Reduces development options for MF and MU sites 	TBD
Transitions	8	Disallow balconies and dormers along property lines next to SF homes (only allow along front property lines); alternatively: use different standards	<ul style="list-style-type: none"> Reduces privacy impacts to ex. low-density residential Potentially reduces livability for future residents; impacts marketability of housing and feasibility of redevelopment 	TBD

			<ul style="list-style-type: none"> • Reduces design options/flexibility 	
Transitions	9	Clarify that tree waiver applies only to standards triggered at the time of development	<ul style="list-style-type: none"> • Eliminates possible assumption that waiver may pass to future property owners or apply to other, future development proposals 	Include clarification in code
Transitions	10	Apply transition standards to row houses	<ul style="list-style-type: none"> • Reduces protections to ex. low-density residential • Reduces flexibility and feasibility for row houses; narrow lots may preclude row house development due to additional side-yard setbacks 	TBD
Transitions	11	Reference existing solar access standards instead of proposed standards	<ul style="list-style-type: none"> • Promotes consistency with existing code • Proposed solar access standards (as part of transition standards) protect R-1 and SFO properties adjacent to all adjacent development types; existing standards apply only to structures on R-1 and R-2 zoned lots • Existing standards require significantly greater setbacks for a given building height than proposed standards 	TBD
Transitions	12	Utilize existing transition standards used in SUNA n'hood instead of proposed standards	<ul style="list-style-type: none"> • Promotes consistency with existing code • Proposed transition standards offer more protection and greater flexibility than existing SUNA standards 	TBD
Parking	13	Increase parking standards to match university area	<ul style="list-style-type: none"> • Reduces potential impacts on adjacent neighborhoods from excess parking demand • Reduces feasibility of redevelopment; reduces housing and job capacity of district • Distorts market for effective parking pricing • Many other elements proposed to address parking demand, including permit system to address neighborhood parking issues if needed 	TBD

** Currently proposed development types and subdistricts closely reflect the content of the South Willamette Concept Plan. The location of proposed development types is based on extensive public discussion and fine-tuning to balance needs and priorities in the area with an emphasis on minimizing change vs. accommodating growth; significant changes would alter this balance.*

7. IMPLEMENTATION PLAN

ZONING

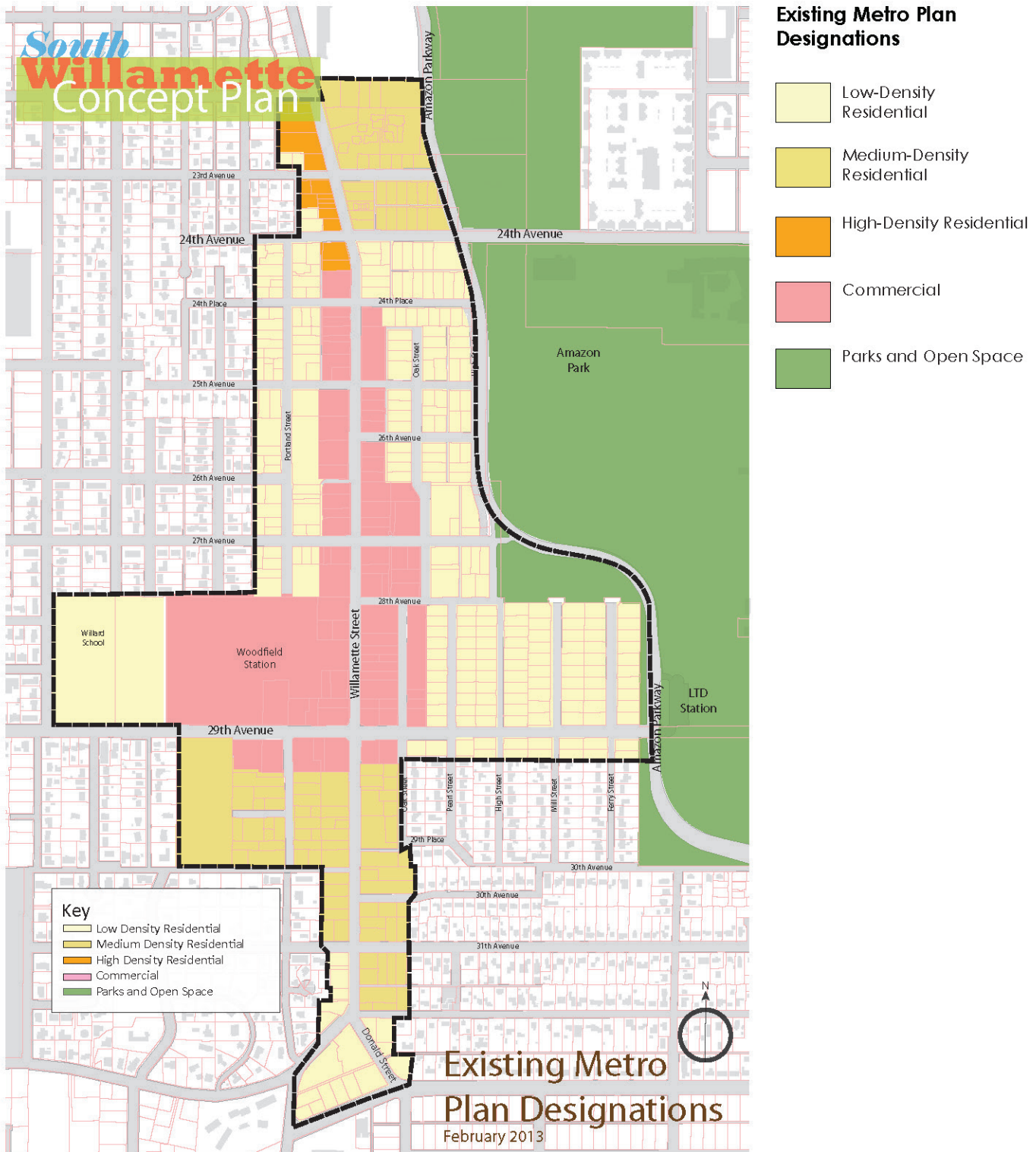


Existing Zoning

- Public Land
- Low-Density Residential
- Medium-Density Residential
- Limited High-Density Residential
- Neighborhood Commercial
- Community Commercial
- General Office

7. IMPLEMENTATION PLAN

PLAN DESIGNATIONS



7. IMPLEMENTATION PLAN

ZONING

